039.0	0007	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	838,300	/	838,300
USE VALUE:	838,300	/	838,300
ASSESSED:	838,300	/	838,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	PURCELL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN SAMUEL J & MARGARET H
Owner 2:	TRS/CHEN FAMILY TRUST
Owner 3:	
Street 1:	18 FOX RUN LANE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	CHEN SAMUEL J & MARGARET H -
Owner 2:	-
Street 1:	18 FOX RUN LANE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 6,377 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1969, having primarily Vinyl Exterior and 3367 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6377.000	447,100		391,200	838,300
Total Card	0.146	447,100		391,200	838,300
Total Parcel	0.146	447,100		391,200	838,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 248.98 | /Parcel: 248.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	26288
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!3249!

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	447,100	0	6,377.	391,200	838,300	838,300	Year End Roll	12/18/2019
2019	104	FV	358,200	0	6,377.	354,600	712,800	712,800	Year End Roll	1/3/2019
2018	104	FV	358,200	0	6,377.	336,200	694,400	694,400	Year End Roll	12/20/2017
2017	104	FV	335,800	0	6,377.	293,400	629,200	629,200	Year End Roll	1/3/2017
2016	104	FV	335,800	0	6,377.	250,600	586,400	586,400	Year End	1/4/2016
2015	104	FV	306,900	0	6,377.	232,300	539,200	539,200	Year End Roll	12/11/2014
2014	104	FV	306,900	0	6,377.	192,600	499,500	499,500	Year End Roll	12/16/2013
2013	104	FV	319,400	0	6,377.	183,400	502,800	502,800		12/13/2012

PRINT

Date	Time
12/10/20	18:33:11

LAST REV

Date	Time
04/02/19	15:12:41
apro	
3249	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN SAMUEL J &	1295-130		1/31/2005	Family	99	No	No		
	972-111		7/1/1983		65,500	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1823	Re-Roof	7,767	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Meas/Inspect	336	PATRIOT
3/29/2000	Inspected	263	PATRIOT
2/18/2000	Measured	197	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6377		Sq. Ft.	Site		0	64.	0.96	3									391,240						391,200	

Total AC/HA:	0.14640	Total SF/SM:	6377	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	391,240	Spl Credit		Total:	391,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.5	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10219634
Const Adj.:	0.97010303
Adj $ / SQ:	181.771
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643269
Depreciation:	196197
Depreciated Total:	447072

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	1
Totals			
2	8	4	

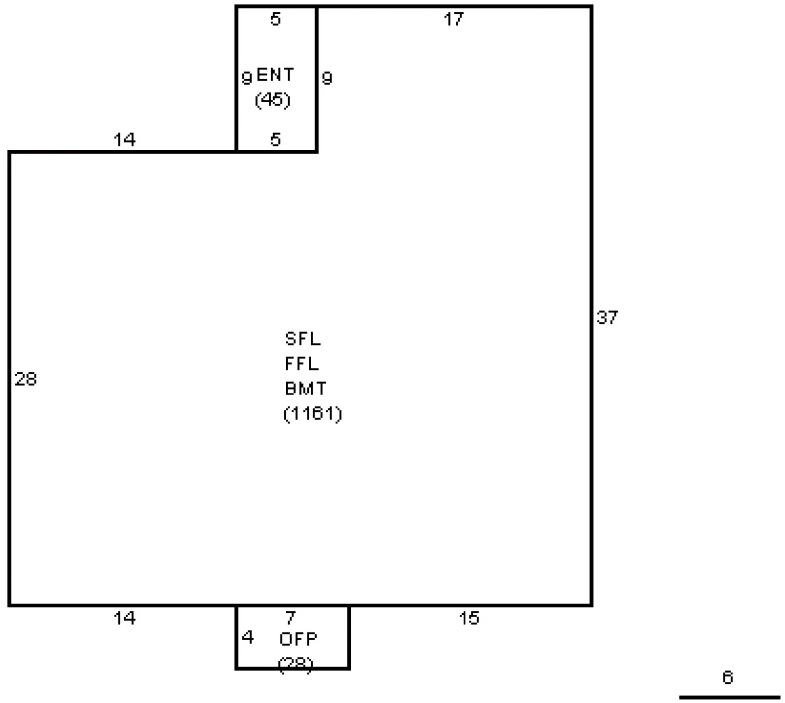
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.77
Special Features:	0	Val/Su Net:	125.73
Final Total:	447100	Val/Su SzAd	192.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,161	86.430	100,348
FFL	First Floor	1,161	181.770	211,037
SFL	Second Floor	1,161	181.770	211,037
ENT	ENTRY	45	25.610	1,152
OFP	Open Porch	28	42.680	1,195

Net Sketched Area:	3,556			Total:	524,769
Size Ad	2322	Gross Are	3556	FinArea	3367

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	